

150.0

0004

0002.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

617,700 / 617,700

USE VALUE:

617,700 / 617,700

ASSESSED:

617,700 / 617,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		ROBBINS RD, ARLINGTON

OWNERSHIP

Owner 1:	ROBBINS VIEW LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 3 SHEDD LANE

Street 2:

Twn/City: CHELMSFORD

StProv:	MA	Cntry:		Own Occ:	N
Postal:	01824		Type:		

PREVIOUS OWNER

Owner 1:	GRAY RICHARD J-ETAL -
Owner 2:	DI CLEMENTE DEBORAH A -

Street 1: 3 SHEDD LANE

Twn/City: CHELMSFORD

StProv:	MA	Cntry:	
Postal:	01824		

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 955 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6300.000	130,500		487,200	617,700		99128
							GIS Ref
							GIS Ref
							Insp Date
							03/09/18

1 of 1

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USE VALUE:

617,700 / 617,700

ASSESSED:

617,700 / 617,700

99128
GIS Ref
GIS Ref
Insp Date
03/09/18

Prior Id # 1:	99128
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:53:11
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
150.0-0004-0002.B								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	130,800	0	6,300.	487,200	618,000	618,000
2019	101	FV	117,200	0	6,300.	456,800	574,000	574,000
2018	101	FV	117,200	0	6,300.	377,600	494,800	494,800
2017	101	FV	117,200	0	6,300.	347,100	464,300	464,300
2016	101	FV	117,200	0	6,300.	316,700	433,900	433,900
2015	101	FV	116,600	0	6,300.	310,600	427,200	427,200
2014	101	FV	116,600	0	6,300.	288,700	405,300	405,300
2013	101	FV	116,600	0	6,300.	274,700	391,300	391,300

SALES INFORMATION

TAX DISTRICT								
PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GRAY RICHARD J-	75562-280	1	9/8/2020	Convenience		1	No	
	14969-18		4/1/1983			1	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018		MEAS&NOTICE						HS Hanne S
2/24/2018		MEAS&NOTICE						HS Hanne S
11/8/2008		Meas/Inspect						189 PATRIOT
11/19/1999		Meas/Inspect						272 PATRIOT
1/1/1982								GP

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
2/24/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:								
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 6 - Slab				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 4 - Vinyl				OthrFix:	Rating:												
Sec Wall:		%		OTHER FEATURES													
Roof Struct: 1 - Gable				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Color: YELLOW				Fpl:	Rating:			Other									
View / Desir:				WSFlue:	Rating:			Upper									
GENERAL INFORMATION				Lvl 2													
Grade: C - Average				Lvl 1													
Year Blt: 1951	Eff Yr Blt:			Lower													
Alt LUC:	Alt %:			Totals	RMS: 5	BRs: 2	Baths: 1	HB									
Jurisdct:	Fact: .			CONDOS INFORMATION													
Const Mod:				Exterior:		No Unit	RMS	BRs	FL								
Lump Sum Adj:				Interior:		1	5	2	1								
INTERIOR INFORMATION				Additions:													
Avg Ht/FL: STD				Kitchen:													
Prim Int Wall: 6 - Average				Baths:													
Sec Int Wall:		%		Plumbing:													
Partition: T - Typical				Electric:													
Prim Floors: 3 - Hardwood				Heating:		Totals											
Sec Floors: 4 - Carpet	25%			General:		1	5	2									
Bsmnt Flr: 13 - Earth				DEPRECIATION													
Subfloor:				Basic \$ / SQ:	95.00												
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.93798244													
Insulation: 2 - Typical				Adj \$ / SQ: 120.296													
Int vs Ext: S				Other Features: 55000													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 177274													
% Com Wall		% Sprinkled:		Depreciation: 46800													
MOBILE HOME				Depreciated Total: 130474													
Make:		Model:		WtAv\$/SQ:		AvRate:		Ind.Val									
SPEC FEATURES/YARD ITEMS				Juris. Factor:			Before Depr:	120.30									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 150.0-0004-0002.B																	
More: N				Total Yard Items:				Total Special Features:				Total:					